

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Schultz at 7:31 p.m. on October 23, 2007 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Michael W. Hutson
Mary Kerwin
Robert M. Schultz
Kathleen Troshynski
Mark J. Vleck
Wayne Wright

Absent:

Lawrence Littman
Thomas Strat
John J. Tagle

Also Present:

Mark F. Miller, Planning Director
R. Brent Savidant, Principal Planner
Susan Lancaster, Assistant City Attorney
Zak Branigan, Carlisle/Wortman Associates, Inc.

Resolution # PC-2007-10-159

Moved by: Wright
Seconded by: Troshynski

RESOLVED, That Members Littman, Strat and Tagle are excused from attendance at this meeting for personal reasons.

Yes: All present (6)
Absent: Littman, Strat, Tagle

MOTION CARRIED

2. APPROVAL OF AGENDA

Resolution # PC-2007-10-160

Moved by: Wright
Seconded by: Kerwin

RESOLVED, To approve the Agenda as printed.

Yes: All present (6)
Absent: Littman, Strat, Tagle

MOTION CARRIED

3. MINUTES**Resolution # PC-2007-10-161**

Moved by: Wright
Seconded by: Kerwin

RESOLVED, To approve the minutes of the October 2, 2007 Special/Study meeting and the October 9, 2007 Regular meeting as distributed.

Yes: All present (6)
Absent: Littman, Strat, Tagle

MOTION CARRIED4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

5. BOARD OF ZONING APPEALS (BZA) REPORT

Mr. Wright gave a brief report on the October 16, 2007 Board of Zoning Appeals meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Miller reported that there was no October DDA meeting.

7. PLANNING AND ZONING REPORT

Mr. Miller reported on the following:

- PUD-9 ("The Pavilions") received Concept Development Plan (CDP) approval from City Council on October 15, 2007.
- Adams Road Site Condominium received Preliminary Approval from City Council on October 15, 2007.
- Timbercrest Farms Site Condominium received Final Approval from City Council on October 1, 2007.
- ZOTA 230, pertaining to wireless communication towers at school sites and parks, was postponed to provide the Parks and Recreation Board an opportunity for input.

STUDY ITEM**8. CITY OF TROY MASTER PLAN – LAND PATTERNS: FUTURE LAND USE**

Mr. Miller introduced Zak Branigan of Carlisle/Wortman Associates, Inc. Mr. Branigan presented Chapter 9, Land Patterns: Future Land Use.

General discussion followed.

It was determined that the Existing Land Use section would be removed from Chapter 9 and added to the Appendix. Further, the Implementation chapter would be rolled into the Future Land Use chapter.

OTHER ITEMS**9. PUBLIC COMMENTS – Items on Current Agenda**

There was no one present who wished to speak.

10. PLANNING COMMISSION COMMENTS

Ms. Troshynski complimented the City on its tree planting program implemented throughout the City. She also complimented the Open House program organized by the City.

Mr. Hutson commented on correspondence all Planning Commissioners received from T-Mobile, requesting to meet individually with Planning Commissioners. He indicated that meeting individually with a potential applicant is inappropriate.

Chair Schultz presented a copy of the City of St. Louis Master Plan, which is printed on one large piece of paper and includes photographs of the type of redevelopment desired in the City.

ADJOURN

The Special/Study Meeting of the Planning Commission adjourned at 9:55 p.m.

Respectfully submitted,

Robert M. Schultz, Chair

R. Brent Savidant, Principal Planner

G:\Planning Commission Minutes\2007 PC Minutes\Draft\10-23-07 Special Study Meeting_Draft.doc